

128.A

0001

0207.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

515,900 / 515,900

USE VALUE:

515,900 / 515,900

ASSESSED:

515,900 / 515,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
1		SCHOOL ST, ARLINGTON	

**OWNERSHIP**

Unit #: 207

Owner 1: SOUTHARD RYAN/TRUSTEE

Owner 2: SOUTHARD FAMILY TRUST

Owner 3:

Street 1: 1 SCHOOL STREET #207

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:**PREVIOUS OWNER**

Owner 1: SOUTHARD WAYNE S -

Owner 2: -

Street 1: 1 SCHOOL STREET #207

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	515,900			515,900			
Total Card		0.000	515,900			515,900	Entered Lot Size		
Total Parcel		0.000	515,900			515,900	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	408.15	/Parcel: 408.1	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	501,200	0	.	.	501,200	501,200 Year End Roll
2019	102	FV	457,200	0	.	.	457,200	457,200 Year End Roll
2018	102	FV	377,900	0	.	.	377,900	377,900 Year End Roll
2017	102	FV	351,500	0	.	.	351,500	351,500 Year End Roll
2016	102	FV	432,500	0	.	.	432,500	432,500 Year End
2015	102	FV	348,100	0	.	.	348,100	348,100 Year End Roll
2014	102	FV	334,200	0	.	.	334,200	334,200 Year End Roll
2013	102	FV	334,200	0	.	.	334,200	334,200

Parcel ID 128.A-0001-0207.0

!10086!

**PRINT**

Date	Time
12/11/20	00:26:32

**LAST REV**

Date	Time
11/09/17	18:31:22

danam

10086

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUTHARD WAYNE		49658-487		6/26/2006	Family		1	No		
KONDA KORETADA		26827-59		11/15/1996		185,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/9/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			BK:15223 PG:550,Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath:	Rating:														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 2 - Slate				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
<b>GENERAL INFORMATION</b>								WSFlue:				Rating:							
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1925	Eff Yr Blt:			Location: F - Front															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor															
Const Mod:				% Own: 2.051000118															
Lump Sum Adj:				Name: 28 - 6043															
<b>INTERIOR INFORMATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Interior:				1	5	2	0								
Sec Int Wall: %				Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 4 - Carpet				Baths:															
Sec Floors: %				Plumbing:															
Bsmnt Flr:				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	24.5 %														
Insulation: 2 - Typical				<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>							
Int vs Ext: S				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 3 - Electric				Size Adj.: 0.97468352															
Heat Type: 15 - H.V.A.C				Const Adj.: 1.10301948															
# Heat Sys: 1				Adj \$ / SQ: 344.030															
% Heated: 100		% AC: 100		Other Features: 42942															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.10															
% Com Wall:		% Sprinkled:		NBHD Inf: 1.29999995															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 683249															
				Depreciation: 167396															
				Deprecated Total: 515853															
<b>MOBILE HOME</b>								WtAv\$/SQ:		AvRate:		Ind.Val:							
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]								Juris. Factor:		Before Depr:	491.96								
<b>SPEC FEATURES/YARD ITEMS</b>								Special Features: 0		Val/Su Net:	408.15								
								Final Total: 515900		Val/Su SzAd:	408.15								
<b>PARCEL ID</b> 128.A-0001-0207.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					